

Terry Thomas & Co

ESTATE AGENTS



Brynseion, Tenby Road St. Clears, Carmarthen, SA33 4JN

Situated on Tenby Road in the heart of St. Clears. This splendid detached house offers a perfect blend of comfort and space, ideal for family living. With four generously sized bedrooms. The house boasts three well-appointed reception rooms, providing versatile spaces for entertaining guests, family gatherings, or simply enjoying quiet evenings at home. Whether you prefer a formal sitting room, a cozy lounge, or a bright and airy dining area, this home caters to all your needs. With three modern bathrooms, morning routines will be a breeze, allowing for convenience and comfort for all residents. The thoughtful layout ensures that everyone has their own space, making it an ideal choice for larger families or those who enjoy hosting visitors. The property has ample parking for many vehicles and extensive grounds and gardens.

In summary, this delightful detached house on Tenby Road is a rare find, combining spacious living areas, comfortable bedrooms, and excellent parking facilities. It presents an exceptional opportunity for those seeking a family home in the picturesque surroundings of St. Clears, Carmarthen. It is also a stones throw from the Pembrokeshire coastline. Don't miss the chance to make this wonderful property your own.

Offers in the region of £565,000

Brynseion Tenby Road

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Entrance Georgian style twin pillared entrance porch with uPVC entrance door.	Cloakroom Close coupled economy flush WC. Wash hand basin fitted within a vanity unit with high gloss drawer and drawer front. uPVC double glazed window to the side.	Bathroom Victorian style suite in white comprising wash hand basin in fitted vanity unit with tiled splash back. Low level WC. Panelled bath with chrome Georgian style mixer taps and shower fitment. Half tiled walls. Panel radiator. uPVC double glazed window to side.
Dining 5.1m x 4.12m uPVC double glazed window to fore. Part stain glass French doors through to inner hallway. Door through to Sitting Room, Breakfast Room.	Open Plan Kitchen/Family room 8.99m x 4.65m The kitchen area having fitted base units with matt finish Granite effect worksurface over incorporating 1 ½ bowl stainless-steel sink with chrome mixer tap fitment. 6 ring gas cooker range with double oven, grill and warming plate. Double aspect room having uPVC double glazed windows to side and rear. With additional part bevel glazed stable side entrance door. uPVC double glazed doors leading out to the side paved patio area and formal gardens in turn. Two contemporary modern radiators both thermostatically controlled. Feature wood burning stove 5kw with tiled hearth. Door leading through to the	Shower room Corner enclosure, close coupled economy flush, vanity unity incorporating a sink, large mirror with light. Chrome ladder towel radiator. Large floor to ceiling airing cupboard with fitted shelving and single panel radiator. Double glazed window to fore.
Sitting room 4.0m x 4.12m Ornate Feature fireplace with marble hearth and back plate two uPVC windows to fore and side. Double panelled radiator with grills, thermostatically controlled.	Toy room/playroom/office 8'10" x 7'5" (2.70m x 2.28m) uPVC double glazed window to side. Panelled radiator with grills, thermostatically controlled.	Externally The property is approached via a tarmacadam driveway through a double gated entrance which leads directly up to the front entrance door and also leads to a garage entrance and behind we have a studio/hobby room. Studio/Hobby Room 4.86m x 2.93m Garage 2 6.01m x 2.65m Up and over door to fore. 30ft Static Caravan to remain on the property.
Breakfast Room 3.89m x 3.35m Range of base and eye level fitted units with white painted door and drawer fronts and a solid granite worksurface over. Tiled walls between the base and eye level units. Granite splashback. Wood grain effect flooring. Open way leading through to the Open plan/dining/family room with part stain glass double doors leading through to Preparation room.	First Floor Half Landing Large uPVC double glazed window encapsulating a stained-glass motif.	Garden area Directly to fore there are landscaped gardens. To The East side of the property there is a level mainly lawned garden with a further shed, chicken shed, 2 green houses and Polly tunnels. with a mature hedgerow to the boundary. There is also a paved patio area. To the rear of the property there is a mainly paved courtyard which has masonry built walls to the boundary, having a pedestrian gate to the West Side, leading onto the tarmacadam area in the front of the garages.
Utility Room 1 14'9" x 11'5" (4.5m x 3.50m) Fitted base and eye level units with Mustard coloured door and drawer fronts with a solid granite worksurface over incorporating a 1 ½ bowl Franke porcelain sink. uPVC double glazed French doors leading out to the rear paved courtyard. Panelled radiator with grills, thermostatically controlled. Built-in cupboard.	Galleried Landing Double panel radiator. Doors to all Bedrooms, Family Bathroom and Shower Room.	
Inner hallway Staircase to first floor. Under stairs storage cupboard. Panel radiator. uPVC double glazed door leading to rear courtyard.	Bedroom 1 3.93m x 3.77m Panel radiator. uPVC double glazed window to rear with leaded glazed.	
Library 12'4" x 12'10" (3.77m x 3.93m) Feature Fireplace. Fitted book shelves with storage cupboards under. uPVC double glazed window to rear.	Bedroom 2 3.40m x 4.18m uPVC double glazed window to front and side with glazed fan light over.	
Utility room 2 1.91m x 2.66m Range of fitted base and eye level units. Cupboard housing Worcester Bosch main gas fired boiler which serves the central heating system and heats the domestic water. Additionally, the property has approx. 4KW Solar panelling. Plumbing for washing machine. uPVC door leading out the rear courtyard. Door through to	Bedroom 3 2.46m x 3.05m Panel radiator. uPVC double glazed window to fore with fan light over.	
	Bedroom 4 4.12m x 3.55m Panel radiator. uPVC double glazed window to rear.	





Floor Plan



Type: House - Detached

Tenure: Freehold

Council Tax Band: F

Services: Mains Electricity, Drainage, Water and Gas connected.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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